

OLON TOWNSHIP PLANNING COMMISSION
Tuesday, April 5, 2022
Solon Township Hall
9191 South Kasson Street, Cedar, MI 49621

I. Call Meeting to Order/Pledge of Allegiance

Chairman Morgan called the meeting to order at 6:04 p.m. with the Pledge of Allegiance.

II. Roll Call / Guest Sign-in

Present: Al Laskey, Member; Steve Morgan, Chair; Lisa Rossi, Member; Samantha Vandervlucht, Member; Meg Paxton, Member; Todd Yeomans, Vice Chair/ZBA Rep and Steve Yoder, Township Board Rep

Staff Present: Tim Cypher, Zoning Administrator; Allison Hubley-Patterson, Recording Secretary

Members of the public: In total, there were 26 members of the public present at various times throughout the meeting.

III. Motion to Approve Minutes – March 1, 2022

Mr. Lewis noted a correction to the minutes. The last paragraph on page 3 should read: "The park includes a horseshoe road that has two outlets to Allgaier Road" as opposed to "...two outlets to M-72".

Chairman Morgan asked for a motion to approve the March minutes. **Laskey moved to approve the March 1, 2022 minutes as amended; Rossi seconded. All present in favor, motion carried.**

IV. Agenda

Chairman Morgan asked for a motion to approve the April agenda. **Paxton moved to approve the April agenda as presented; Vandervlucht seconded. All present in favor, motion carried.**

V. Correspondence

Cypher read a letter that was received from Mr. John Popa who represents the Lake Leelanau Lake Association and is a Professional Engineer. The letter expresses concern on behalf of the Association with regard to activities taking place at Paradise Cove (formerly Perrins Landing) at the end of Perrins Landing Drive; these concerns pertain to future development. The Association

has attempted to meet with the new owner but they have been unable to connect.

Cypher reminded the PC that there was an opportunity for the Association to have a Public Hearing regarding dredging of the lake but they opted to not do this; the concern is what will happen in the future. The development must work out the details with EGLE before coming to the PC. Cypher confirmed that there have been no zoning violations to date. Cypher also had a conversation with the property owner who was concerned that the matters identified by the Association and their comments are premature. No application has been submitted as of yet so there is nothing to review at this time.

VI. Public Comment (three minutes per person unless extended by Chair)

Ms. Melinda Lautner asked if the zoning ordinance had been sent to the Township Board and, if so, will it be revised based on the DeMoulpiéd ruling. Cypher replied that the ordinance was sent to the Township Board last month and they will determine how the matter should be handled.

VII. Conflicts of Interest – None reported at this time.

VIII. Reports

Township Board Rep: Yoder stated that the Northern Michigan Rowing Club would like to use the beach park to store rowing equipment in a fenced and locked area; they will pay a monthly rental fee of \$100. This is a new club in the area. The group was asked to bring a contract to the next meeting of the Township Board for the group to review. They will place this next to the existing storage unit.

Yoder also stated that Ray Pleva, who is a member of an Alzheimer's Group, would like to use Cedar Community Park for an event on June 18th. The event will feature classic cars that will be driven from the Grand Traverse Pavilions to Northport; the purpose is to raise awareness for Alzheimer's.

A special meeting was held after the Annual Meeting to approve the budget. The budget was ratified to pay out the amount of money required under the DeMoulpiéd ruling. There will be another millage on the August ballot for 2.5 mills; this is labeled an increase because there currently is no millage. There was discussion among the Board to put in for one mill; however, Yoder stated that this is unlikely to happen. He also stated that the Board approved an hourly wage increase for maintenance personnel to \$20 per hour.

Yoder indicated that there was not much discussion with regard to the zoning ordinance.

ZBA Rep: no information to report.

ZA: Cypher reported that it was a very busy month. There has been a settlement in the DeMoulied case that was worked out with the Township. An inspection of the property was completed by the Michigan Department of Agricultural and Rural Development (MDARD) and the question that arose pertained to setbacks; our ordinance states that 50 feet is required. Mr. DeMoulied constructed a building that was 18 feet off the property line with no permit. He originally stated that he would remove part of the building which was encroaching into the setback but chose not to do so; this is the reason why the Township proceeded with the lawsuit. The judge ruled that he is protected under the Right to Farm Act.

Cypher stated that the minimum amount that would be required to appeal was estimated to be \$10,000. The major question is the number of animal units based on Generally Accepted Agricultural Management Practices (GAAMPs). The Township employed the law firm of Mika Meyers in Grand Rapids who worked with our legal counsel; it was believed that the judge would rule in our favor on this matter. However, the judge overturned a section of our ordinance which will need to be addressed; this pertains to the setbacks in the Residential Ag district.

Cypher provided some history of this case by stating that many years have been spent on this matter. Mediation was attempted unsuccessfully before the Township Board decided to proceed with the lawsuit. We are required to reimburse Mr. DeMoulied \$5,500 for his legal expenses. These expenses originally amounted to approximately \$30,000 but the judge worked to bring down the fees to a more realistic figure. Per the judge, Mr. DeMoulied will be required to go through additional steps with this PC; however, the Township Board waived that requirement as part of the settlement.

The setback requirement was 50 feet with animals but is now 20 feet. The judge ruled that all farms in Leelanau County have no setbacks to property lines if the farm has under 50 animal units; this will now be the "law of the land". This will remain in our circuit court district until the matter of the setback is challenged by someone else in the future. For the record, Cypher shared that one animal unit is equal to approximately 2.5 animals. In the DeMoulied matter, 125 pigs are equivalent to 50 animal units. Cypher also stated that Mr. DeMoulied's attorney contacted the Executive Director of MDARD and deposed him as part of the legal matter.

Cypher asked if he and legal counsel could review the ordinance in order to edit the Residential Ag 2 passage regarding special land use. The judge's ruling will now be a "game changer". Cypher also noted that an amicus brief

may be prepared by the Michigan Townships Association (MTA); if this happens, it may change the situation.

With regard to the setbacks, Yoder inquired about the policy for a property owner who builds a barn. Cypher stated that one must still go through the proper channels and that this ruling only pertains to side yards, not front or back yards; one who intends to build a barn would still need to go through the permit process.

Cypher was able to provide information to the PC regarding this case; however, members of the general public will need to file a Freedom of Information Act (FOIA) request to obtain the documentation if they wish to review it.

Rossi inquired about the setbacks for Ag and Cypher indicated that there are still setback requirements. This decision only applies to Residential Ag.

Vandervlucht asked if this ruling is final. Cypher stated, "Yes" as the Township Board will not be filing an appeal. Morgan inquired if the PC could review the language change in the ordinance prior to it being sent to the Township Board and Cypher responded that this can be done. Cypher further commented that Mika Meyers was surprised by the judge's ruling. Morgan approved for Cypher to go ahead and work with legal counsel to edit the ordinance as need be.

Cypher concluded by stating that the PC will be very busy again this year as he has received several phone calls and inquiries; this is noted on his monthly report (see Appendix A). He noted that other Townships are experiencing the same thing.

Note: At this point, the PC skipped to "New Business" on the agenda as the Public Hearing is scheduled to begin at 7:00 p.m.

IX. New Business

A. 2022 Budget Review and Approval

Yoder stated that the 2022 budget will remain the same as the 2021 budget. The budget is for \$14,000 and a total of \$9,474.79 has been spent thus far so we are well under budget. Chairman Morgan asked for a motion to approve the budget. **Rossi moved to keep the budget status quo for 2022; Paxton seconded. All present in favor, motion carried.**

B. Time Change for Solon Township PC Meetings

Cypher inquired if 6:00 p.m. will be the permanent start time for future PC meetings or is this only in the event of a scheduled Public Hearing. Discussion ensued among the PC members with the majority stating that they like the 6:00 p.m. start time. Chairman Morgan asked for a motion to change the start time of the PC meetings to 6:00 p.m. from 7:00 p.m. **Rossi moved to change the start time of the PC meetings to 6:00 p.m.; Yoder seconded. All present in favor, motion carried.**

X. Unfinished Business

A. 03.01.22 Draft Ordinance delivered to Township Board – status

The draft ordinance has been delivered to the Township Board.

B. Future Land Use Map / New Growth / PUD Areas

PUDs are specified in the new ordinance; PUDs are replacing PRDs – Planned Residential Developments. PUD locations in the township have yet to be determined and will be included in the Future Land Use map or the Master Plan as deemed appropriate.

Cypher stated that Mr. Flaska went to the Township Board regarding his property across the street. The area was zoned Agricultural and perc tests were completed to determine the proper location for the septic systems.

The PUDs will now refer back to the master plan. Cypher asked the PC where they would like to see future growth for residential PUDs but requested that they not comment on the area that is being discussed during tonight's public hearing. This request pertains to residential purposes only at this time; commercial will be discussed after the Zelinski Public Hearing and application have been addressed.

Cypher stated that PUDs are covered in each district but the way that the ordinance is written, we must define this now. PUDs are normally permitted in all places within the zoning districts except in Residential #1 district, around the lakeshore and in the village. Laskey stated that he believes the growth will occur where the money will push the growth. Cypher stated that we normally do not get involved in economics but now is our opportunity to define where the growth will be in the future.

Laskey stated that he would like to see growth from M-72 and Cedar Road down into the valley. This would be the area south of M-72 between Roman Road and the creek and west to the Township line.

Morgan stated that he would like to see growth in the area of M-72 and Cedar Road, specifically the Solon Road area, M-72 and South Cedar Road. The roads will handle an increase in traffic if a large development is placed there and has a couple of access points.

Yoder stated that he would like to see growth in the area of South Cedar Road and M-72 and extending west along M-72. This would be in the vicinity of Rudolph to M-72 and then west.

Rossi stated that she would like to see growth in the area of 651 towards Solon; M-72 will be able to handle the increased traffic if housing is in this area. Many people residing in this area would most likely be heading into Traverse City to work.

Paxton stated that she would like to see growth in the area of South Cedar Road to M-72. She believes that we should focus on areas where there are roads that can already handle the traffic.

Vandervlucht stated that if growth occurs along M-72 where the new traffic signal is, she believes that residents living in this area will go to Traverse City. She proposed focusing on the area north of the town of Cedar as this would encourage people to travel through Cedar and perhaps do business in the town.

Yeomans pointed out that only approximately one-quarter of the land shown on the future land use map is usable as there is a great deal of swamp land in Cedar. He noted that many people would like to retain the rural appearance of Solon Township; however, this is really not visible until you turn north and begin to see farmland. Housing could potentially go north of town but much of this area is swamp land. Yeomans believes that approximately one mile in from M-72 might be acceptable. He stated that if a buyer purchases property or a home in this area, you will be aware of what surrounds the property. He stated that people who reside out near Sugar Loaf go into Traverse City.

Chairman Morgan asked for a motion to recess this meeting so that the Public Hearing could be opened. **Yoder moved to recess the meeting at this point; Laskey seconded. All present in favor, motion carried.**

Chairman Morgan asked for a motion to open the Public Hearing. **Paxton moved to open the Public Hearing; Rossi seconded. All present in favor, motion carried.**

XI. Public Hearing - Zelinski Rezoning Amendment Request

A. Presentation by applicant

Mr. Dave Lewis, with Gourdie-Fraser, Inc. (GFA), presented on behalf of the firm's clients, Jon and Rachele Zelinski. Mr. and Mrs. Zelinski own property on Allgaier Road near M-72 and have submitted an application for rezoning of their property which is a 9.43 acre parcel (tax identification number: 45-010-035-006-00). Mr. and Mrs. Zelinski would like to develop a business park in the Business 2 zoning district. This represents an opportunity for people to come to Solon Township to do business. Mr. Lewis stated that the property is fallow and is unproductive in its current state.

The property is currently zoned Agricultural Conservation on the zoning map current future land use map in the master plan. There are many open spaces and the property provides a great deal of opportunity for proper screening and buffering. Mr. and Mrs. Zelinski would control the appearance of the buildings to maintain continuity. There is no concern about sight distance and Mr. Lewis stated that this opportunity would provide local jobs as well as taxable properties for the Township.

There is currently no second road connection but there may be another in the future. Businesses located within the business park could consist of various types of contractors.

Mr. Zelinski stated that he has done approximately 60% of his business in the County and would like to have his business based in Leelanau County. He also stated that he will not be able to do this type of work long-term so the business park provides him an opportunity for the future. He indicated that one neighbor recently sold his home but Mr. Zelinski does not know if the new owner received the letter informing him of this rezoning request. Mr. Zelinski also stated that the main road would eventually be paved.

B. PC questions / Discussion with applicant

Morgan inquired if residents on Allgaier Road would be concerned about increased traffic. Mr. Lewis responded that the first time a potential tenant of the business park visits the park, they will most likely turn in at one particular point but they will probably not do this on future visits to the park.

C. Staff Comments (ZA/Planner)

Cypher read the correspondence that was received from James and Arlene Balesh. They reside in Centerville Township but own a parcel to the west of the property in question and are opposed to the rezoning request from Ag to B2.

Cypher also read a letter that was received from William Winowiecki who resides on Allgaier Road. Mr. Winowiecki is opposed to the rezoning request.

D. Public Comment (limited to three minutes per person unless extended by Chair)

Mr. Mark Wilson stated that he resides on Harrys Road just to the north of the property in question. He referenced the County Line Trade Center which has had vacant units for several years and asked whether the proposed development would also result in buildings that remain unoccupied. He also stated that Mr. Zelinski had encroached on his land by approximately six to ten feet and he thus has concerns about the proposed business park. Mr. Wilson also expressed concerns with possible erosion issues. Objection noted.

Mr. Ed Nyberg stated that he purchased property from Tim Downing and they would like to put in a cidery although it was noted that they are not yet in the planning or permitting stage. Eventually, they would like to put in 5,800 to 6,000 apple trees with a possible tasting room. Mr. Nyberg would like the agricultural zoning status to be maintained. Objection noted.

Mr. Doug Fierberg indicated that he is opposed to the proposed rezoning request. He stated that this was previously put to a vote to the residents and it was voted down by 3 to 1. He commented that the PC has not yet finished the master plan but asked how much of Allgaier Road will eventually be sacrificed. He further commented that if the residents have already said “no” to this type of development, why is the PC considering this if the master plan is not yet finished. He went on to state that the presumption that the land is fallow and was never farmed is not true. He also made a comment that he and his group will pursue the same objections as brought up during the Robinson application including the referendum if needed to stop this application.

Ms. Mary O'Neill stated that the land could be farmed. She inquired how we can accurately determine what the traffic impact would be if we do not yet know what types of businesses will go into the business park. She also noted that many of the Robinson units are empty and asked if Mr. and

Mrs. Zelinski have a business plan. She stated that she would probably oppose this request.

Ms. Wendy Christiani stated that she is a resident of Solon Township and lives on Ramblewood Drive. She is concerned about the residents who live to the east and down Allgaier Road. She inquired if Mr. and Mrs. Zelinski have taken steps to address the appearance of the property.

Ms. Sue Parks resides on Allgaier Road. She began by thanking the PC for their work and also stated that she would like the PC to protect the residents from sprawl, lighting and increased traffic. Objection noted.

Mr. Brayden Farr stated that he resides near the property in question and is concerned about neon lights. Objection noted.

Tom Fountain stated that he has resided in the area of 25 years and commented that if we continue to whittle away at the property, the area will eventually have the appearance of Chums Corner. He stated that residents have a say as to what happens in Solon and other townships such as Empire and Kasson. He indicated that this decision will not impact him directly but is the start to something that could continue in the future. Objection noted.

Mr. Dave Parks stated that he is one lot away from the property in question to the east. He can see the rooftops of the Robinson development but cannot see security lights or other lighting; however, he felt that the Zelinski property would tower over the Robinson property. He believes that residents on the east side of the property in question will be heavily impacted.

Mr. Parks also noted that he does not fully understand the process. He believes the PC is handling this process in a backwards manner and that the master plan must first be finished. Objection noted.

Mr. John Kuhns stated that this issue should be handled in a more strategic manner by working on the master plan first. Objection noted.

Mr. Matt Merrill stated that he recently purchased the property next to the Zelinski property; he is the new neighbor Mr. Zelinski referenced earlier in the Public Hearing. He stated that he is concerned with possible noise, dust and other potential problems; he has not yet moved into the home. Objection noted.

Mr. Corey Flaska of Leelanau Construction informed the PC that they need to focus more effectively as the process is moving too slowly. He stated that the entire township is on hold while decisions are being made

on what needs to be done in the future. He added that the master plan needs to be completed and this is what the PC should focus on at the present time.

Mr. Mark Polinco resides to the northeast of the property in question. He stated that this proposal would not affect him completely but it affects Solon Township. He believes that without the master plan being completed, this cancer will keep happening. Mr. Zelinski bought the property knowing of the zoning status. He further commented that “fallow” does not mean that it is not good land; the land simply has not been worked. He would like to see the Agricultural zoning remain intact. He is also concerned with increased traffic. Objection noted.

Ms. Stephanie Charveaux resides on Allgaier Road and stated that she would like to see the area remain quiet and for the dark sky requirement to remain intact. Objection noted.

E. Applicant’s Response to Public Comment – PC Response to Public Comment

Mr. Zelinski stated that he has no ill intent with regard to his request and that the units in the proposed business park will not be storage units such as those in the Robinson development. He indicated that some of Mr. Merrill’s concerns could easily be addressed with proper buffering. A “No left turn” sign could be posted and lights could be placed on motion sensors. Large berms could be added and trees planted which would also help with screening. He reiterated that the units in the proposed business park will not be typical storage units and that the tenants in the park will be construction-based businesses.

Mr. Lewis commented that this business park will not include businesses such as drugstores or gas stations. People leasing this space will find the quickest way in and out of the park. Mr. Lewis also noted that if the property is buffered properly, Mr. Merrill will see less than he sees at the present time. The ordinance requires this type of buffering and the applicant understands that he must adhere to this requirement.’

Mr. Lewis also noted that there is a great deal of green space, much more so than in other areas. He stated that the lighting will not be similar to what one sees in a Walmart parking lot and he further noted that many of the concerns expressed at this meeting will be controlled by the Township. He noted that although he respects the comments that were made about the land not being fallow, he stated that it would require a lot of work to farm this land. The zoning ordinance will help to control many concerns.

F. PC Further Discussion with Staff (if required) – None

G. Close Public Hearing by Chair

Chairman Morgan asked for a motion to close the Public Hearing. **Yoder moved to close the Public Hearing at 8:08 p.m.; Paxton seconded. All present in favor, motion carried.**

At this point, there was a short recess; the meeting resumed at 8:16 p.m.

H. Findings of Fact – Deliberations with PC members – Questions if needed

Cypher stated that the standards are limited so the PC members were asked to review documentation and come prepared. Cypher asked two questions of the PC members.

Question 1: Does the Zelinski request now require a text amendment based on the master plan. If yes, why? The PC members responded as follows:

Morgan – Yes

Laskey – No

Paxton - Yes

Rossi – Yes, change is required.

Vandervlucht – Yes, the property in question is not currently zoned as B2.

The change is needed to protect the PC's decision.

Yeomans – Yes; we also need to complete the master plan.

Yoder – Yes, this does require a text amendment because the master plan is different than the map.

Cypher stated that we need thorough justification for our actions.

Question 2: Would this require a future land use map amendment?

He stated that all PC members responded to question #2 when providing their response to question #1.

Findings of Fact:

Section 4.18: Amendments

Cypher stated that we have received Mr. Zelinski's application and it is complete. Cypher recommends that the requirements under this section have been met. All PC members agreed with Cypher.

Master Plan Passages:

Future Land Use (page 10): All PC members agreed that this item has been met.

Residential Land Use and Housing Policy – Policies (page 18):

Morgan stated that we have no idea as to the impact on Allgaier Road and asked how can we state that this category has been met if we do not know the types of businesses that may go into the business park. Paxton commented that anything that happens will create traffic so an answer cannot be given at this point. Cypher said that at the site plan review (if the rezoning is approved), the PC can ask for a sound study.

Paxton asked about item #6—What does “...made to serve all residential areas of the Township” mean exactly? Cypher stated that we would need to see what the intent would be.

Morgan made a general statement about traffic. Cypher said this could be addressed during the site plan review. The issue of traffic will be handled at a later time.

Economic Development – Long Term Objectives (p. 19):

Discussion ensued regarding the definition of the word “maintenance”. Cypher read the definition and stated that “it is a noun which involves the act of maintaining, the state of being, or something that maintains; upkeep of property or equipment”. Referring to the ordinance, Cypher added that we cannot put ourselves into a box for things that we did not write. The PC understands that Solon Township residents want to maintain the rural character of the area.

Rossi stated that we want to maintain the rural character and increase the tax base but we cannot do both. Vandervlucht stated that we do not know if this will increase the tax base for Solon township as we do not truly what this will look like going forward. Cypher asked, “Do we agree that the tax base will increase no matter what we do”?

Commercial and Industrial Land Use (page 21):

Cypher stated that it depends what side of the fence you are standing on, including considering the neighboring properties. We must look at this from all angles as the property borders three sides with Ag conservation and one side with B2 zoning. Yoder stated that he believes this is

complicated and it depends on how you look at it. Cypher asked if the PC would like a finding here and Yoder stated “Yes”.

Vandervlucht asked about “intended activity” and asked if this pertains to the plan the PC has already been shown. Cypher stated it is a rezoning first but we must consider what the applicant plans to do with the property.

Commercial and Industrial Land Use – Long Term Objectives (page 22):

Cypher asked for independent answers to items a, b, c and d.

Yoder stated that item a is a very general statement. Cypher said he is attempting to get the PC to use language that already exists in the master plan.

Yeomans said yes to items B and C. As to item D, he stated the existing infrastructure would support the proposed rezoning.

With regard to item a, Vandervlucht asked if the supply will outweigh the demand with other vacant units in the area.

Commercial and Industrial Land Use – Policies (page 22):

Laskey stated that the proposed project would be mostly out of site and the traffic impact would be minimal; this cannot be seen from M-72.

Morgan stated that anything would affect Allgaier Road no matter what goes into this particular area. He also stated that residents have indicated that they are very concerned with maintaining the rural character, as is evidenced by the comments made during the Public Hearing portion of this meeting.

Paxton stated that this area is not a tourist destination. People travel through Solon Township to go somewhere else. Rossi indicated that the only possible place for tourism would be along M-72. Laskey stated that this section is more vague and will make the next steps more difficult.

Transportation – Policies (page 24):

Cypher stated that this topic has already been addressed. Cypher stated that one important note to the Township Board is that we do not have standards in our ordinance for this item. Cypher asked each PC member to comment on their thoughts thus far with regard to the applicant's request. The PC members responded as follows:

Paxton – If the community is to move forward, this is a great idea but the work needs to be finished so the next applicant does not experience this. Paxton stated that she cannot get behind this idea until we know where we are going.

Vandervlucht – We design our township for the public but this is not the vision that that residents have for Solon Township. This is not fitting the goal of a business that we have in mind for Solon; she sympathizes with the neighbors.

Yoder – Agrees with Meg. The hills will hide things but he struggles with the future land use map; he believes this must first be finished. We will have projects that come up in the future that will be stalled.

Rossi - Stated that we need commercial development but locating the proper area will be a problem. Nobody wants to have this next to them. It makes sense for the M-72 corridor but the neighbors will not like it.

Morgan – Agrees with the comments of the other PC members.

Laskey – Asked Cypher a hypothetical question regarding if he were a businessperson and how he would be affected if the map were being redrawn.

Yeomans – Stated that the map has to get done first. He agrees with Paxton that he cannot accept the Zelinski application when others have been put on hold.

Cypher informed the PC that a Public Hearing is required for changes to the future land use map.

Morgan noted that since we are dealing with a rezoning request, we must first re-do the future land use map before approving this rezoning request.

Yoder asked Cypher what could he bring to the PC at the next meeting based on the conversation at tonight's meeting. Cypher stated that we must justify areas for future growth, and not simply specify these areas because we like the locations. He added that it is important to look at the map and see where growth would work in the future. Cypher asked the PC members to look at Google maps as well as Google Earth and be prepared to make a tough decision and/or recommendations at the May meeting. He also informed the PC that this application could be held in abeyance until the future land use map is approved; it will be sent to the Township Board and the County for comments.

Mr. Lewis stated that the application would prefer to be tabled while the future land use map is addressed as opposed to having the application denied at this point.

Chairman Morgan asked for a motion to table the Zelinski application until the future land use map is completed. **Yoder moved to table the Zelinski application for rezoning until the future land use map is completed; Rossi seconded. All present in favor, motion carried.**

With regard to the May meeting, Morgan asked Cypher to let him know if anything arises that would prevent the PC from working on the future land use map at the next meeting. Cypher stated that many of the action items have taken some time to complete.

XII. Other Items – There were no other items noted.

XIII. ZA/ Planning Commission Comment

Yeomans informed the PC that he will be absent in May.

Laskey asked Mr. Flaska to please reconsider his comments. He reassured Mr. Flaska that the Board is not wasting money by their actions.

XIV. Public Comment

Addressing the entire PC, Mr. Flaska stated that some members of the PC also stated that the group is moving too slow. He continued on to say that the PUD in relation to his property was not addressed at this meeting. He feels it is mind-boggling that the number one spot which is between Solon and Lautner has been voted on as an area for development but the facts pertaining to his property are being ignored. He stated that the property is known as the “Flaska Farm” and that it is not fair to fail to mention this.

Another member of the public stated that we have swamp land in the area but we must turn this situation into a positive one. He asked the PC to consider obtaining an outside consultant who could help with group with zoning decisions and stated that both Mr. Zelinski and Mr. Flaska need answers regarding their proposed projects/goals

Another member of the public stated that we must know the end goal before making a decision. She stated that the job of the Board is to execute the will of the people who live in Solon Township. She asked: What are the end goals for the township? Why do we need more commercial development? Is this for tax purposes? We will continue to hear people who say they do not want this “next to my property”. She

would like to see the goals decided upon before making changes to the master plan.

- XV. Adjournment: There being no objection, Chairman Morgan adjourned the meeting at 9:33 p.m.

The next meeting is scheduled for Tuesday, May 3, 2022, at 6:00 p.m. at the Solon Township Hall. Based on the motion that was passed this evening, future regular meetings will begin at 6:00 p.m. If a Public Hearing is scheduled, this portion of the meeting will be held beginning at 7:00 p.m.

Respectfully submitted,

Allison Hubley-Patterson, Recording Secretary

APPENDIX A: SOLON TOWNSHIP ZA'S MONTHLY PERMIT SUMMARY

SOLON TOWNSHIP ZA'S MONTHLY PERMIT SUMMARY

PERIOD: MARCH 2022

DATE	PERMIT #	NAME	USE	RECEIPT CK.#	AMOUNT
3/12/2022	LUP 21-22	REMBOLD	LAND USE	202122	57454 \$ 50.00
010-011-031-00	9400 S. PARKER ROAD	ROOF OVER EXISTING PATIO		655 S.F.	
3/31/2022	ZONING AMEND22-01	ZEILINSKI JELN LLC.	ZONING AM	202201	153679 \$ 500.00
010-035-008-80	VACANT LOT ALLGAIER RD	REZONING AMENDMENT APPLICATION - AC TO B-2			
3/19/2022	PLA 22-01	LAUTNER REV. TRUST	PROP. LINE PLA 22-01	3186	\$50.00
010-034-004-00810	13025/13077 S. SOLON RD	PROPERTY LINE ADJUSTMENT			
3/31/2022	PLA 22-02	DEMOULPIED WHITEFORD	PLA 22-02	8095	\$100.00
010-015-011-20840	5487&5501 E. GALLIVAN RD	PROPERTY LINE ADJUSTMENT			
3/19/2022	LDA 22-01	FABER	LAND DIV. LDA 22-01	230	\$100.00
010-033-011-00	4225 E. TRAVERSE HWY.	CREATED ONE NEW PARCEL			

TOTAL \$ 800.00

SIGNED:

Timothy A. Cypher

DATE: 4/10/2022

TIMOTHY A. CYPHER
 SOLON TOWNSHIP ZONING ADMINISTRATOR
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